

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

IN RE:

JOHN C. PALMER

Debtor.

B/K Case No. 98-10974-W
Chapter 7

ORDER

FILED
99 MAR 11 PM 12:40
U.S. BANKRUPTCY COURT
DIST OF SOUTH CAROLINA
ENTERED
MAR 12 1999
V.L.D.

THIS MATTER comes before this Court upon the Motion by John C. Palmer for an Order requesting authorization to personally assume the unexpired residential real property lease entered into between the Debtor and GVJ Associates. There were no objections filed to the Debtor's Motion.¹

This case was filed on December 14, 1998. The Debtor asserts that at all times before and since the filing of this case he has and remains current on this lease. Further, the Debtor claims he has certain possessory and other state court rights in this lease which he desires to personally assume.

At the first meeting of creditors held on January 20, 1999, the Chapter 7 Trustee abandoned all assets of the estate, including this lease, and declared this to be a no asset case. Title 11 U.S.C. §365 no longer applies and the lease passes through this bankruptcy case unaffected. If the Debtor continues to comply with the terms of the lease, he retains all rights allowed under state law as it pertains to this lease including, but not limited to, the right to remain in possession of the real property; it is, therefore

ORDERED, that, provided, the Debtor continues to comply with the terms of the lease he retains all rights allowed under state law as it pertains to this lease including, but not limited to, the right to remain in possession of the real property;

IT IS SO ORDERED!


UNITED STATES BANKRUPTCY JUDGE

Columbia, South Carolina
This 10th day of March, 1999.

WE CONSENT:

CAMPBELL LAW FIRM, P.A.


MICHAEL H. CONRADY

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District Court I.D. No. 5560

OFFICE OF THE U.S. TRUSTEE


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District Court I.D. No. 4277

¹ Landlord was served with motion and did not file an objection.

CERTIFICATE OF MAILING

The undersigned deputy clerk of the United States
Bankruptcy Court for the District of South Carolina hereby certifies
that a copy of the document on which this stamp appears
was mailed on the date listed below to:

MAR 12 1999

Conrady **UST**

DEBTOR, DEBTOR'S ATTORNEY, TRUSTEE

VANNA L. DANIEL

Deputy Clerk

RECEIVED

99 MAR -8 PM 3:58

U.S. BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

FILED
MAR 12 1999
CLERK OF COURT